



**APPLICANT:** Covered Bridge Montessori School

**PHONE#:** 770-801-8272 **EMAIL:** cbms395@bellsouth.net

**REPRESENTATIVE:** Qiu Fang

**PHONE#:** 770-01-8292/404-416-3455 **EMAIL:** cbms395@bellsouth.net

**TITLEHOLDER:** Early Education, LLC

**PROPERTY LOCATION:** On the west side of Hurt Road, north of Plantation Road

(488 Hurt Road).

**ACCESS TO PROPERTY:** Hurt Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing school buildings

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-20/Horse Stable

**SOUTH:** R-20/Fred G. Walker and Nickajack Homes Subdivisions

**EAST:** R-20/Lake Shore Estates

**WEST:** R-15/River Cove Estates

**PETITION NO:** LUP-4

**HEARING DATE (PC):** 04-01-16

**HEARING DATE (BOC):** 04-19-16

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit (Renewal)

**PROPOSED USE:** Providing Daycare Services

**SIZE OF TRACT:** 7.09 acres

**DISTRICT:** 17

**LAND LOT(S):** 50, 51, 94, 95

**PARCEL(S):** 3

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

*Adjacent Future Land Use:*

Northeast: Low Density Residential (LDR)

Southeast: Low Density Residential (LDR)

Southwest: Low Density Residential (LDR)

Northwest: Low Density Residential (LDR)

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **VOTE** \_\_\_\_\_

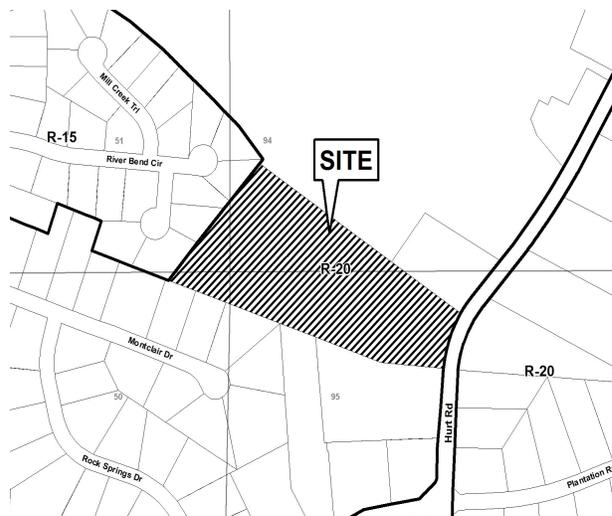
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

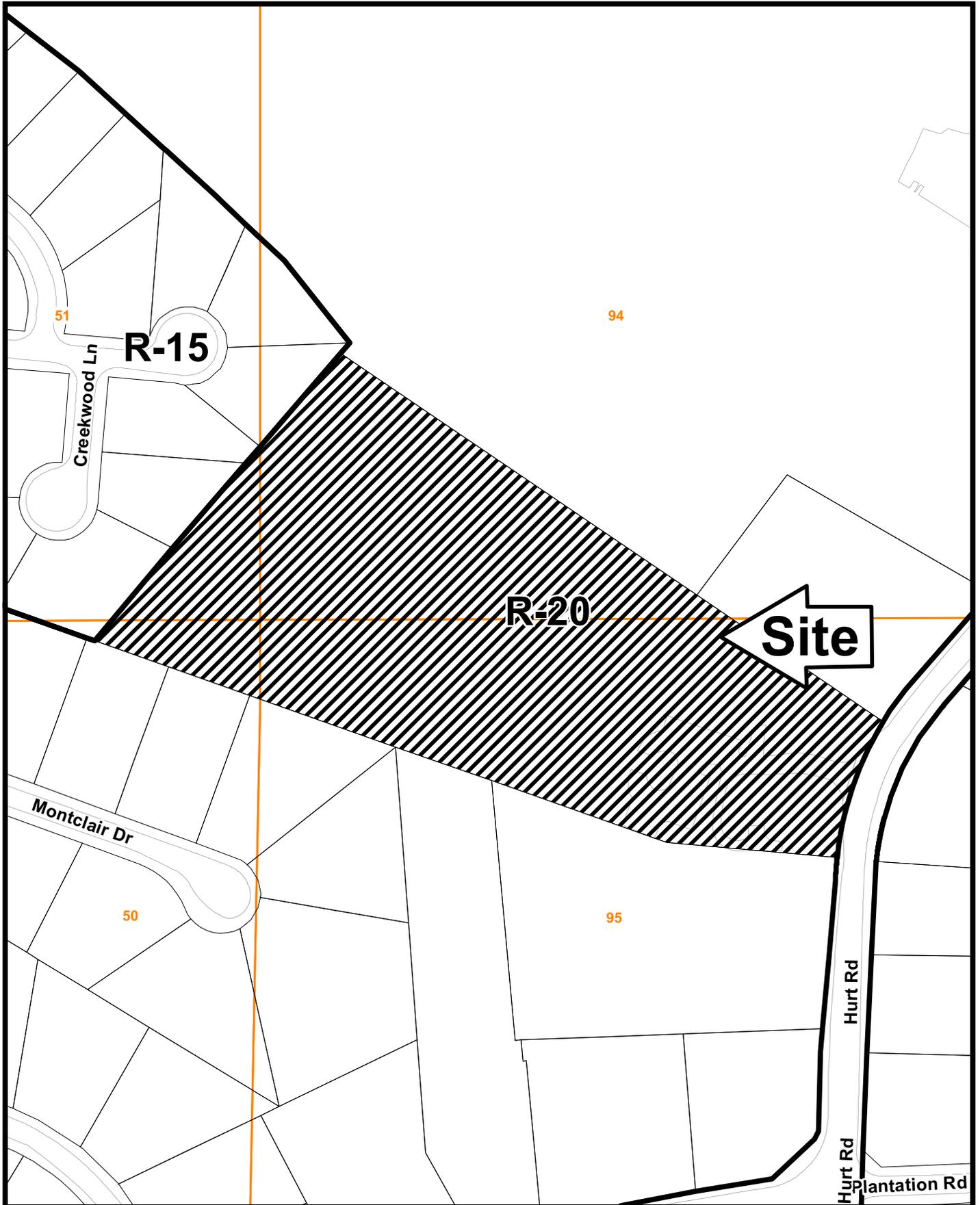
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **VOTE** \_\_\_\_\_

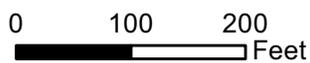
**STIPULATIONS:**



# LUP-4



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Covered Bridge Montessori School

**PETITION NO.:** LUP-4

**PRESENT ZONING:** R-20

**PETITION FOR:** LUP

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**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

The applicant is requesting the renewal of a Temporary Land Use Permit (LUP) to allow a daycare at an existing private school. The hours of operation for the daycare will be Monday through Friday from 7 a.m. until 7:30 p.m. The prior indicated the children will be at least three years old and that all visitors will park in the existing parking lot that has been provided for the private school. There will be no outside storage and no additional signs. The current request is for 24 months.

**Historic Preservation:** Is the property within the Dobbins Airfield Safety Zone?

- Yes
- No

If so, which particular safety zone is this property within?

- CZ (Clear Zone)
- APZ I (Accident Potential Zone I)
- APZ II (Accident Potential Zone II)
- Bird / Wildlife Air Strike Hazard (BASH) area

**Cemetery Preservation:** No comment.

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**WATER & SEWER COMMENTS:**

Property is served by public water and sewer.

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**TRAFFIC COMMENTS:**

Recommend a traffic circulation plan.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

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**FIRE COMMENTS:**

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

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**APPLICANT: Covered Bridge Montessori School**

**PETITION NO.: LUP-4**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

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<b>STORMWATER MANAGEMENT COMMENTS</b>
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No comments (Renewal).

## STAFF RECOMMENDATIONS

### LUP-4      COVERED BRIDGE MONTESSORI SCHOOL

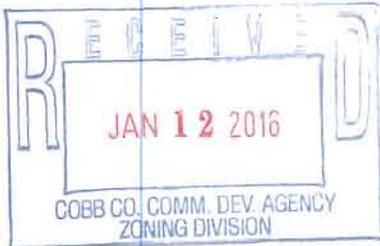
There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

- (1) *Safety, health, welfare and moral concerns involving the surrounding neighborhood.*  
**The request should not affect the safety, health or welfare of the surrounding properties.**
- (2) *Parking and traffic considerations.*  
**The existing parking lot will be utilized in the same manner as in the previous approval.**
- (3) *Number of nonrelated employees.*  
**There will be 17 employees.**
- (4) *Number of commercial and business deliveries.*  
**The applicant has indicated there will be five commercial deliveries per week (USPS, FedEx and/or UPS).**
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*  
**The proposed use has previously been approved at this location along with the existing private elementary school at this property.**
- (6) *Compatibility of the business use to the neighborhood.*  
**There are no known business uses in the area and the use has been here for a few years without adversely affecting the neighbors.**
- (7) *Hours of operation.*  
**The hours of operation will be Monday through Friday from 7 a.m. until 6:30 p.m.**
- (8) *Existing business uses in the vicinity.*  
**There are no known business surrounding the property.**
- (9) *Effect on property values of surrounding property.*  
**This request should not have an effect on property values.**
- (10) *Circumstances surrounding neighborhood complaints.*  
**This request is not the result of a complaint.**
- (11) *Intensity of the proposed business use.*  
**The same use was previously approved for 24 months and a renewal should not adversely affect neighbors.**
- (12) *Location of the use within the neighborhood.*  
**The use is not located on a major collector road and is not in a platted subdivision.**

**LUP-4            COVERED BRIDGE MONTESSORI SCHOOL (Continued)**

The private elementary school was approved with a Special Land Use Permit in 1998 (SLUP-16). The private elementary school has been in business since 1998. The applicant states that the type of teaching at the elementary school requires younger students to interact with older students as part of their teaching philosophy. The applicant does not expect to have more than 25 children for the daycare. The private school and daycare use would be compatible. Based upon the above analysis, Staff recommends **APPROVAL** for 24 months subject to the maximum number of students permitted by state and fire codes.

**The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.**



Application #: LUP-4  
 PC Hearing Date: 4-1-16  
 BOC Hearing Date: 4-19-16

**TEMPORARY LAND USE PERMIT WORKSHEET**  
 (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Educational Service
2. Number of employees? 17
3. Days of operation? M-F
4. Hours of operation? 7:00 am - 6:30 pm
5. Number of clients, customers, or sales persons coming to the house per day? \_\_\_\_\_ ; Per week? \_\_\_\_\_
6. Where do clients, customers and/or employees park?  
 Driveway: \_\_\_\_\_ ; Street: \_\_\_\_\_ ; Other (Explain): parking lot

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7. Signs? No: \_\_\_\_\_ ; Yes: \_\_\_\_\_. (If yes, then how many, size, and location): \_\_\_\_\_

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8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 0

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9. Deliveries? No \_\_\_\_\_ ; Yes  (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)  
5 times / week USPS, Fedex / UPS

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10. Does the applicant live in the house? Yes \_\_\_\_\_ ; No
11. Any outdoor storage? No  ; Yes \_\_\_\_\_ (If yes, please state what is kept outside): \_\_\_\_\_

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12. Length of time requested (24 months maximum): 24 months

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13. Is this application a result of a Code Enforcement action? No  ; Yes \_\_\_\_\_ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

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14. Any additional information? (Please attach additional information if needed):  
N/A

Applicant signature: [Signature] Date: Jan 11th, 2016  
 Applicant name (printed): \_\_\_\_\_